

## Churchville - Creswell Community Area

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### Community Character

The Churchville-Creswell Community Area is centrally located and is bounded by U.S. Route 1 and Deer Creek to the north, Mill Brook, Carsins Run, Carsins Run Road, and Stepney Road to the east, I-95 to the south, and MD Routes 136 and 543 to the west. The primary designated land use within this community area is Agriculture, with a portion of the Development Envelope flowing into the area on the western edge. The intersection of MD Routes 22, 136, and 155 makes the Rural Village of Churchville a major transportation hub for intra-County travel.

This Community Area is served by many roads, including I-95, U.S. Route 1, MD Routes 22, 136, 543, and 155 and a variety of winding County roads. MD Route 22 carries a significant volume of traffic from Bel Air to the Aberdeen area. Branching from this road is MD Route 155, which directly links Churchville to the City of Havre de Grace. Recently, the County and State have helped to alleviate traffic concerns by realigning the MD Route 22 and MD Route 155 interchange. MD Route 136 connects the northern rural half of the County with the southern transportation corridor.

The Churchville-Creswell Community Area is rich in cultural, industrial, and architectural history. Individual National Register sites such as Tudor Hall, Medical Hall, Best Endeavor, and the Churchville Presbyterian Church, and Districts such as the Finney Houses, Harford Furnace, and a portion of the Lower Deer Creek Valley, are all located within the community area. Originally named Lower Cross Roads, the village of Churchville was historically a significant inland intersection for early Harford County, with the intersection of a south-north road connecting the Bay settlement at Bush with Deer Creek and an east-west route joining Havre de Grace and Aberdeen to Bel Air. The establishment of the Presbyterian Church at this crossroads in the mid-eighteenth century resulted in the village's name being changed to Churchville.

Located on the edge of the Piedmont region, the Churchville-Creswell Community Area has diverse terrain, which ranges from steeper, rolling hills of the Deer Creek watershed to the north and more gentle, shallow slopes and flatlands near the Coastal Plain to the south. Five watersheds are included in this planning area: Deer Creek to the north, draining to the Susquehanna River; James Run, Church Creek, and (to a small extent) Bynum Run, draining to the Bush River to the south; and Swan Creek, directly draining to the Chesapeake Bay. MD Routes 22 and 155, and Aldino Road delineate the distinct ridge that runs between the north and south portions of the watershed drainage. Numerous streams, including Carsins Run and Thomas Run, are tributaries within this community area.

Large amounts of forested lands remain in the Churchville-Creswell Community Area, some of which were purchased in 1981 by the Department of Natural Resources to establish the Stoney Forest Demonstration Area. This 318-acre conservation area, located just north of Harford Furnace, is forested with tulip poplar, beech, oaks, and hickory. The area is used to educate private landowners about best forestry management practices, and includes trails and stream crossings to demonstrate good management practices.

The Churchville-Creswell Community is a mix of agricultural and residential subdivisions; the small portion of the Development Envelope located along the western boundary is developed at low intensity urban residential. The continuation of agriculture is very important to the community and to the County, and is supported by nearby agricultural businesses. Several of the larger dairy and livestock farms in the County are located in this area. Multi generation families operate many of these, with the younger farmers planning to continue the family operation. Much of the land in this area is zoned agricultural. Numerous area farms participate in various agricultural preservation programs including the Lower Deer Creek Valley Rural Legacy Area. Within this Community Area 19.9% of the land is preserved.

Three elementary schools and one high school are located within the Churchville-Creswell area. Based on the October 2003 amendment to the Annual Growth Report, none of these schools exceed the APF standards for capacity. Serving students from throughout the County, the John Archer School and Harford Technical High School are also located in this community area. For post-high school education, Harford Community College offers Associate-level degrees, certification, and continuing education opportunities for the entire County. Two major recreational complexes are also located within this planning area. Thomas Run Park next to Harford Community College and the Churchville Recreation Center on MD Route 155 provide outdoor, indoor, and nighttime recreational activities. Additional recreational fields at Cedar Lane are planned for the intersection of MD Route 136 and MD Route 543. The Cedar Lane park is planned to serve county-wide needs as well as the Churchville-Creswell and Abingdon areas.

The Churchville Rural Village supports the surrounding agricultural and residential community with its mixed-type businesses and uses. Churches, agricultural-support businesses, several service stations, and antique shops are just a few of Churchville's focal features. In addition to the Rural Village, the community has two Neighborhood Centers – one at Campus Hills and one at the intersection of MD Routes 543 and 22. The Campus Hills Shopping Center, with its supermarket, retail stores, movie theater, fast food franchises and restaurant continues to serve the Churchville-Creswell community. Adjacent to the shopping center, a private health club provides additional recreational opportunities to the area and County residents.

The Churchville-Creswell area is home to 11,912 residents which is 5.4% of the County's total population (Figure 47). Between 1990 and 2000, the number of residents in the area has grown by 21.2%. While the number of persons between the ages of 20 - 34 living in the Churchville-Creswell area decreased by 17.4% (from 2,055 to 1,698), all other age groups grew in size. The group between the ages of 50 - 64 showed the highest population growth with an 45% increase (1,564 to 2,275). During that same period, the number of households increased by 25.3% - from 3,343 to 4,190.

## Churchville - Creswell Demographic Profile: 1990 - 2000

	1990	2000	Percent Change
Total Population	9,832	11,912	21.16%
Total Households	3,343	4,190	25.34%
Median Household Income (in current \$)	\$49,279	\$62,394	26.61%
Employment	3,828	4,487	17.22%
<b>Population By Race / Hispanic Origin</b>			
White	9,336	11,267	20.68%
Black	370	384	3.78%
American Indian/Alaska Native	16	20	25.00%
Asian/Hawaiian/Pacific Islander	95	125	31.58%
Other	15	27	80.00%
Population of 2 or more Races	NA	89	NA
Hispanic Population	13	61	369.23%

Figure 47

Throughout the County, household income is up 37%. The median household income for this area grew 27% in the last decade from \$49,279 to \$62,394. Households in this community earning over \$100,000 a year increased by 347%, while households earning less than \$35,000 a year decreased by 23%. Total employment in this area increased by 17% from 3,828 to 4,487.

### Plan for the Area

In order to maintain the rural quality of life, which makes Harford County so attractive and desirable, protecting the agricultural base of the Churchville-Creswell Community Area is a prime concern. Agriculture shall remain the dominant land use within this planning area, and participation in preservation programs should be encouraged to help maintain the rural character of the area. Uses that are compatible with agriculture should also be provided to support the viability of farming in this area. This viability will depend on farm retention, businesses that support the agricultural industry, preservation of additional farm properties and protection of the area's natural resources.

The plan for this community area recognizes the need for businesses that will support local residents and the farming industry. Within the designated village area, opportunities should be provided for the expansion of existing business uses to accommodate the needs of the community, however, the expansion of the village boundary is not supported by this Plan. As development and redevelopment occurs in the village area, it is imperative that the historical and agricultural character of the Churchville Rural Village area be preserved and enhanced. By requiring that new and revitalized structures be architecturally compatible with older structures, the Churchville-Creswell area will continue to remind residents of their past while allowing businesses to service the changing needs of the community. It is recommended that any development in this area should be of a use, scale and design compatible with the character of the area.

Outside of the village area, development along the Route 22 corridor should be planned in a manner that is consistent with the Neighborhood Center designations. Care needs to be taken to ensure that this development does not detract from the function of the village center.

In addition, areas presently defined for commercial use are deemed adequate to meet the immediate and foreseeable future retail and service needs of the community. No additional commercial zoning will be supported within this community area unless, upon further analysis, it is determined that there is a need for additional commercial land. Any additional zoning changes will also be subject to a technical analysis to ensure that the proposed change will not generate adverse impacts in the community.

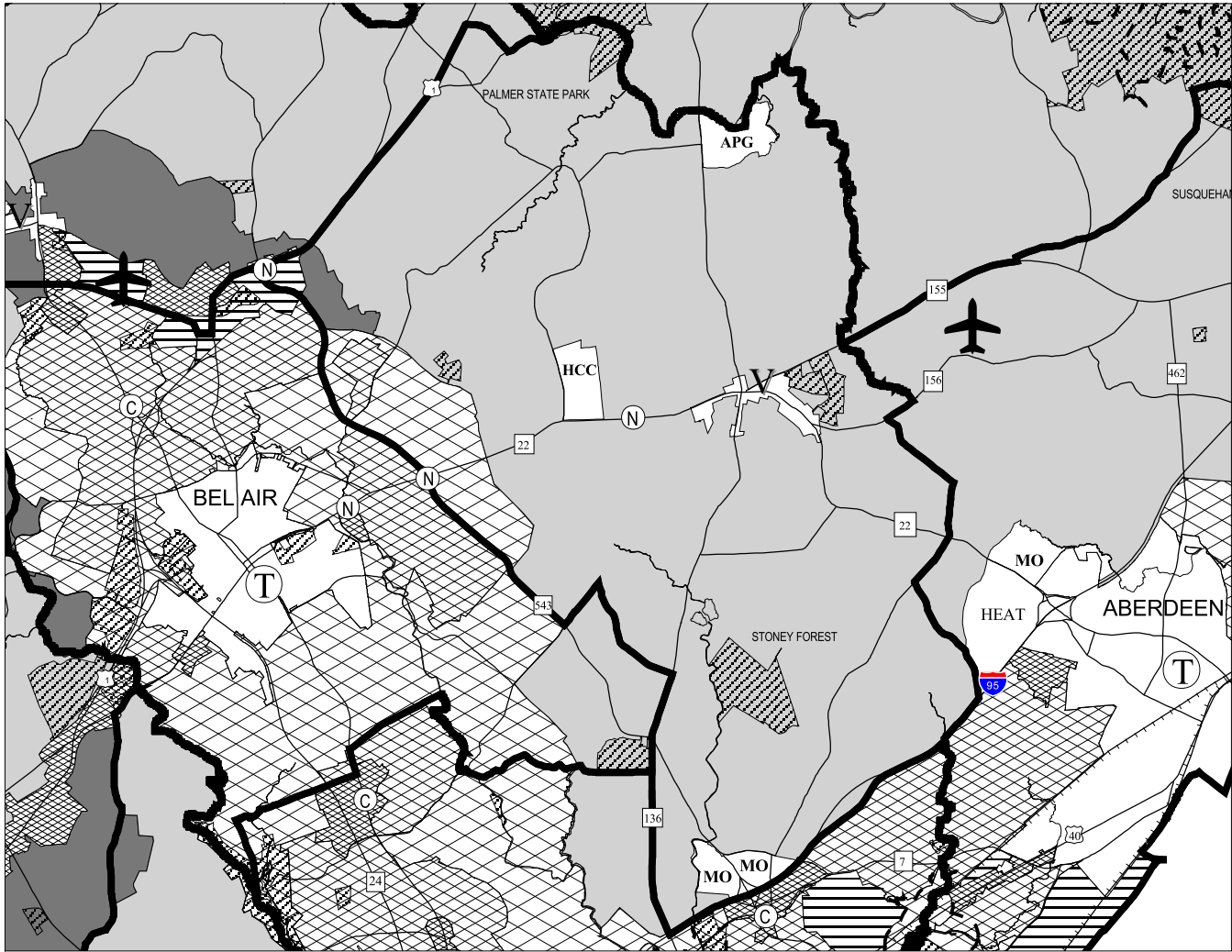
A small portion of the Development Envelope, along with a small Rural Residential area, is located along the western edge of the Churchville-Creswell Community Area. Studies indicate that there is sufficient capacity within the Development Envelope to meet projected growth needs; therefore, further expansion of the Development Envelope is not supported by this Plan. It is also this Plan's policy not to expand the Rural Residential areas.

The land at the north side of the I-95/MD Route 543 interchange will provide opportunities for establishing high quality job creation through the Mixed Office (MO) designation. The designated MO area is bounded by I-95, Creswell Road, and James Run. The development of properties within the MO area must be carefully planned to ensure compatibility with neighboring land uses, and provide appropriate transition to the rural nature of the MD Route 543 corridor. Establishment of the MO designation shall not serve as an opening of the Development Envelope in the MD Route 543 corridor. The remaining landmass of this community area should maintain its Agricultural designation.










Demographic data illustrates that the community is growing steadily and that the County should look closely at the impacts development will have on public facilities. The County should work with the community and the State to examine alternative traffic solutions that would alleviate heavy truck traffic on the narrow road and steep grades of MD Route 136.

The community is also concerned about the capacity of school facilities to absorb additional growth. The County will investigate additional revenue sources to help provide needed educational facilities.

The Bush River Watershed Management Plan, completed in 2003, identified the James Run and Grays Run subwatershed of Church Creek as high quality watersheds containing valuable natural resources and good stream habitat. Since these watersheds have not yet experienced the urbanization taking place in the Bynum Run watershed and other areas of the County, the Plan recommends maintaining this high quality status through preservation of existing forestland, enhancement of stream buffers, and low-impact development.



# Churchville-Creswell Community Area

- |   |  |   |                                       |
|---|--|---|---------------------------------------|
|  | Agricultural                           | N   | Neighborhood Center                   |
|  | Rural Residential                      | C   | Community Center                      |
|  | Low Intensity                          | V   | Rural Village                         |
|  | Medium Intensity                       | T   | Town Center                           |
|  | High Intensity                         |  | Airport                               |
|  | Industrial/Employment                  | HCC   | Harford Community College             |
|  | State and County Parks (over 10 acres) | HEAT  | Higher Education Applied Technology   |
| MO  | Mixed Office                           | - - -   | Chesapeake Bay Critical Area Boundary |
|  | Community Area Boundary                |   |                                       |

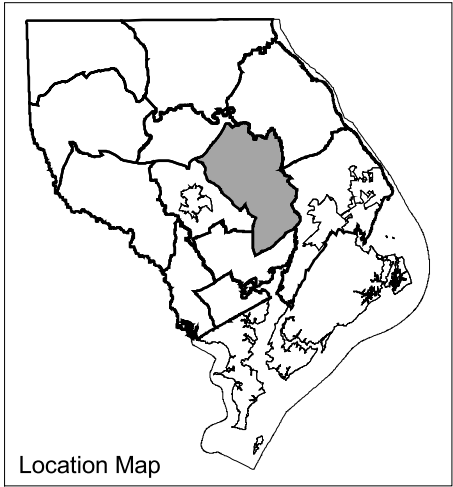


Figure 48

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